

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

405 EPPING ROAD WOLLERT VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$782,650

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

House

Suburb

Wollert

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12 BELDI STREET WOLLERT VIC 3750	\$840,000	09-Apr-24
18 CANICO CRESCENT MERNDA VIC 3754	\$758,000	11-Oct-23
23 CAMOUFLAGE DRIVE EPPING VIC 3076	\$758,000	20-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 November 2024



12 BELDI STREET WOLLERT VIC 3750

4 2 1

Sold Price

\$840,000

Sold Date **09-Apr-24**

Distance **0.91km**



Brand New Family Home: \$550 per week

18 CANICO CRESCENT MERNDA VIC 3754

4 2 1

Sold Price

\$758,000

Sold Date **11-Oct-23**

Distance **2.62km**



23 CAMOUFLAGE DRIVE EPPING VIC 3076

3 2 1

Sold Price

Sold Date **20-Apr-24**

Distance **3.47km**

RS = Recent sale

UN = Undisclosed Sale

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